City of Barrie
Meeting Agenda
Affordability Committee

Wednesday, March 11, 2026
06:00 PM
Council Chambers

1. CALL TO ORDER

2. PUBLIC MEETING(S)

Public Meetings are held in-person at City Hall, in the Council Chambers, and virtually. If you wish to provide oral comments virtually, please register in advance by emailing cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500 during regular office hours before **Wednesday, March 11, 2026, at 12:00 p.m.** Once registered, information will be provided by email on how to make your submission by electronic participation.

All information provided is being collected pursuant to Section 34(12) of the Planning Act and will be used for the purpose of garnering your input to respond to inquiries, to be notified of future meetings and will be considered as public information. Should you have questions regarding this collection, please contact the Legislative Services Branch at cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500.

2.1 Public Meeting for an Amendment to the Zoning By-law 580 & 582 Bayfield Street

The purpose of this Public Meeting is to review an application submitted by Innovative Planning Solutions, on behalf of Barbay Holdings Inc. and 683728 Ontario Ltd., for an Amendment to the Zoning By-law to permit a mixed use development on lands described as FIRSTLY: Part Lot 18, Concession 5 (Vespra) as in RO922200, save and except Part 3 on Plan 51R-19194; SECONDLY: Part Lot 18, Concession 5 (Vespra) as in RO936290; THIRDLY: Part Lot 18, Concession 5 (Vespra) being Part 1 on Plan 51R-37785, in the City of Barrie and municipally known as 580 and 582 Bayfield Street.

The application proposes the following buildings:

- One (1) mixed use building with three (3) towers ranging in heights of fifteen (15) storeys, seventeen (17) storeys and twenty (20 storeys) and including

one thousand, three hundred and twenty-three (1323) square metres of ground floor commercial uses and a total of five hundred and sixteen (516) residential units.

- One (1) twelve (12) storey residential building with two hundred and seventy-two residential (272) units.
- Two (2) blocks of three (3) storey townhouse units with a total of twelve (12) residential units.

The subject lands comprise approximately 2.04 hectares of land on the northwest corner of Bayfield Street and Hanmer Street West and have approximately 104 metres of frontage on Bayfield Street and 208 metres of flankage on Hanmer Street West.

The application seeks re-zone the subject lands from 'General Commercial with Special Provisions' (C4) (SP-428) to 'Mixed Use Corridor with Special Provisions' (MU2)(SP-XXX). The following special provisions are being requested:

Mixed Use Corridor (MU2) Zone Standard	**Required**	**Proposed**
Maximum Front Yard Setback	5m for 25% of frontage	11.32 metres
Maximum Side Yard Setback	3 metres	20 metres
Minimum Front Façade Step-back – Building 2	45 degree angular plane at height above 80% equivalent right-of-way using 3m minimum step backs	75 degree angular plane at height above 80% equivalent right-of-way using 3 metre minimum step backs
Minimum Rear Façade Step-back – Building 1	45-degree angular plane above 7.5 metre using minimum 3 metre step-backs	50 degree angular plane above 7.5 metre using minimum 3 metre step-backs
Minimum Ground Floor Height	4.5 metres	4.25 metres
Maximum Building Height	16.5 metres unless ground floor area use is a commercial or institutional use, then the maximum building height permitted is 25.5 metres	Building 1 – 41 metres Building 2 – 63 metres

	Building 1 – 16.5 m Building 2 – 25.5. m	
Parking	Tandem parking not permitted	Tandem parking to be permitted
Maximum Front Yard Coverage for Driveway and Parking Spaces	0%	7%

Presentation by Nick Skerratt of Innovative Planning Solutions.

2.2 Public Meeting for an Amendment to the Zoning By-law 49 Hanmer Street West

The purpose of this Public Meeting is to review an application submitted by Innovative Planning Solutions, on behalf of Barbay Holdings Inc., for an Amendment to the Zoning By-law to permit a mixed use development on lands legally described as Block 106 on Plan 51M-975, subject to easements as in SC9422753 and SC9422755, in the City of Barrie and municipally known as 49 Hanmer Street West. The application proposes one (1) 10-storey residential building with one hundred and eighty-eight (188) residential units, one 20-storey mixed use building with two hundred and seventy-eight (278) residential units and approximately seven hundred and ninety-five (795) square metres of ground floor commercial space and thirty (30) townhouse residential units.

The subject lands are approximately 1.9 hectares in size with approximately 234 metres of frontage along Hanmer Street West. The site currently is vacant and is located on the south side of Hanmer Street West between Kozlov Street and Bayfield Street.

The application seeks to re-zone the subject lands from ‘General Commercial zone with Special Provisions’ (C4)(SP-428) to site-specific ‘Mixed Use Corridor zone with Special Provisions’ (MU2)(SP XXX). The following special provisions are being requested:

Mixed Use Corridor (MU2) Zone Standard	**Required**	**Proposed**
Maximum Side Yard Setback	3 metres	7.5 metres (Building 2) 37 metres (Townhouse Units)
Minimum Front Façade Step-back	45 degree angular plane at height above 80% equivalent right-of-	Building 1 – 50 degree angular plane at height above 80%

	way using 3 metre minimum step backs	equivalent right-of-way using 3 metre minimum step backs Building 2 – 81 degree angular plane at height above 80% equivalent right-of-way using 3 metre minimum step backs
Minimum Ground Floor Height	4.5 metres	Building 1 - 3 metres
Maximum Building Height	16. metres, unless ground floor area use is commercial or institutional, maximum permitted building height is 25.5m. Building 1 - 16.5 metres Building 2 - 25.5 metres	Building 1 – 26 metres Building 2 – 63 metres
Parking	Tandem parking not permitted	Tandem parking to be permitted
Maximum Front Yard Coverage for Driveway and Parking Spaces	0%	1%
Front Yard Landscaping	Fully Paved	Not Fully Paved

Presentation by John Albert of Innovative Planning Solutions.

2.3 Public Meeting for the Allandale Major Transit Station Area Community Planning Permit System and Project Update

The purpose of this Public Meeting is to review an Official Plan Amendment to add policies to the Official Plan to designate the entire Allandale Major Transit Station Area (MTSA) as a Community Planning Permit System (CPPS) area. All new development in the Allandale MTSA shall be regulated by a Community Planning Permit (CPP) by-law. Additional policies are included with the Official Plan Amendment regarding the intent of the CPP by-law, and to connect specific development-related objectives of the MTSA with the City's Official Plan "Planning a Cultural City" policies.

The draft Community Planning Permit System (CPPS) by-law will combine the zoning by-law amendment, site plan control, and minor variance processes into a single application and approval process. This will reduce review and approval timelines to 45 days. Once a permit is issued, landowners may proceed directly to a

building permit application. The Community Planning Permit System (CPPS) will implement the Provincial vision for Major Transit Station Areas (MTSAs), and policies of the City‘s Official Plan.

The Community Planning Permit System (CPPS) study area has been scoped based upon early feedback. Phase one will include only the Allandale Major Transit Station Area (MTSA).

The Community Planning Permit System (CPPS) is a key initiative under the City of Barrie’s Housing Accelerator Fund (HAF) Action Plan.

Presentation by L. Munnoch, Senior Planner of the Development Services Department.

3. OPEN DELEGATIONS

Nil.

4. PRESENTATIONS BY STAFF/ OFFICERS/AGENTS OF THE CORPORATION

Nil.

5. CONSENT AGENDA

6. DEFERRED/REFERRED ITEMS

Nil.

7. REPORTS OF ADVISORY COMMITTEES

7.1 Report of the Heritage Barrie Committee dated February 24, 2026

8. REPORTS TO COMMITTEE

Nil.

9. ITEMS FOR DISCUSSION

Nil.

10. ADJOURNMENT

HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:
Assistive listening devices for the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services

Branch. Please contact the Legislative Services Branch at 705-739 4220 Ext. 5500 or cityclerks@barrie.ca to ensure availability.